



240 m² Zadar, Croatia 1 175 000 EUR / 28 623 000 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Veronika Pecková
PROJECT MANAGER

veronika.peckova@luxent.cz
+420 771 255 255

Order number	N7571	Price	1 175 000 EUR / 28 623 000 CZK
Address	Zadar, Croatia	Type	Houses
Category	Villa	Usable area	240 m²
Number of rooms	5 and more rooms	Land area	457 m²
Energy performance of the building	G - Extremely uneconomical	Number of floors	3
Device	Yes	Parking	Yes
Garage	Yes	Terrace	Yes
Swimming pool	Yes		

About real estate

We offer exclusive sale of three luxury villas under construction with sea views, located in a quiet town just 20 km from Zadar. These modern properties, designed by a renowned architect, are an ideal choice for both private living and as an investment for premium tourist rentals.

Each villa offers a usable area of 240 m² and a spacious roof terrace of over 90 m². Each property also includes a 50 m² garage that can comfortably accommodate several cars and a small boat.

On the ground floor, there is an open-plan living area connected to the kitchen and dining room, a guest toilet, and a storage room. From here, there is direct access to the private garden with a swimming pool, barbecue, and outdoor seating area suitable for social events.

On the first floor there are three bedrooms, each with its own bathroom. The two master bedrooms also have a dressing room, private terrace and freestanding bathtub with beautiful sea views.

The roof terrace features a study, sauna, hot tub and additional space for relaxation and socializing with friends or family.

The villas will be built from high-quality materials. They feature three-meter ceilings, oversized interior and exterior doors, tempered glass railings, ceramic tiles, and natural wood elements. The heating and cooling system consists of underfloor heating with heat pumps and air conditioning in all rooms. The facade will be made of a 15 cm thick layer of insulating polystyrene, which ensures excellent thermal insulation.

Modern technology allows control of the floor heating, sauna, whirlpool, and security camera system via a wireless WLAN network.

This attractive location near Zadar offers a peaceful environment surrounded by nature, yet with excellent access to all amenities. Nearby you will find quality restaurants, cafes, shops and services. Yachting enthusiasts will appreciate the presence of two marinas in the vicinity and the construction of a new marina directly on the project site. Another advantage is the proximity of national parks such as Kornati and Paklenica, which offer a wide range of opportunities for active recreation. Just 20 km from Zadar Airport, the location is easily accessible not only by car but also by air, making it an ideal destination for seasonal and year-round living.

The price applies to villas under construction, with completion planned to a very high standard. For more information, please do not hesitate to contact us.